



The Orchard Building Plot  
Holly Close | Little Bealings | Suffolk | IP13 6PW

Freehold Guide Price £ 300,000





# The Orchard

This building plot is approximately 0.2 acres (STS), as indicated by the red line on the photograph (STS), and is offered with outline planning permission reference DC/22/0566/OUT for a detached home with garage. Architect's drawings as examples of design possibilities are attached.

The site is flat and predominantly laid to lawn with some trees. The entrance to the new house will be in Holly Close, in the pretty village of Little Bealings, just 3 miles from Woodbridge.

The property can be supplied by mains electricity and water and will require a private water treatment system.

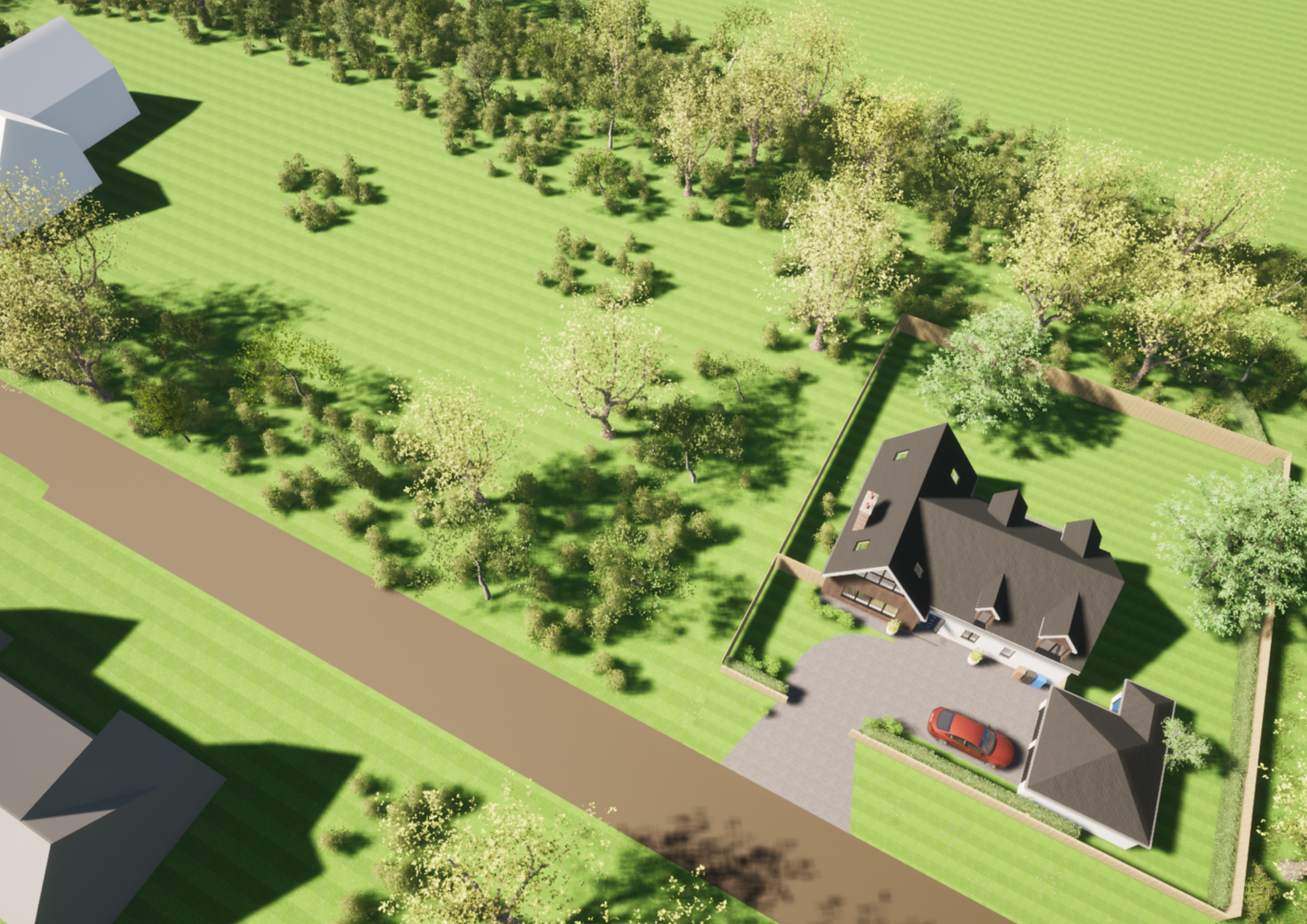
Viewings are strictly with the Vendor's Agent Fine and Country Woodbridge 01394 446007

Out of hours -

Mark Halls MRICS - Managing Director

07770 814748







## About The Area

Little Bealings has a primary school, church, the Angela Cobbold community hall and a village hall and has bus routes to Ipswich and is just minutes from Woodbridge.

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

## Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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